



# Town of Merrimack, New Hampshire

Community Development Department  
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Planning - Zoning - Economic Development - Conservation

## RESULTS OF MERRIMACK PLANNING BOARD TUESDAY, APRIL 6, 2021

**Planning Board members present:** Robert Best; Alastair Millns; Bill Boyd (Town Council Ex-Officio); Neil Anketell; Paul McLaughlin and Alternate Nelson Disco.

**Planning Board members absent:** Lynn Christensen

**Staff present:** Robert Price, Planning & Zoning Administrator

### 1. Call to Order

*Robert Best called the virtual meeting to order at 7:00 p.m. and read the procedures & processes for the virtual meeting. He appointed Nelson Disco to sit for Lynn Christensen.*

### 2. Planning & Zoning Administrator's Report

***The Board voted 5-0-0 by roll call vote to determine that the 385 DW Highway, LLC Waiver of Full Site Plan Review and Merrymac Christmas Tree Farm Site Plan applications are not of regional impact, on a motion made by Nelson Disco and seconded by Bill Boyd.***

*Alastair Millns joined the meeting at 7:09 p.m.*

### 3. RCA Holdings, LLC (applicant) and Edgebrook Heights, LLC (owner) – Continued review for consideration of final approval of a Site Plan to construct a 57,850 s.f. self-storage facility in accordance with the Edgebrook Heights mixed use Conditional Use Permit. The parcel is located at 4 Benning Court in the I-1 (Industrial) zone. Tax Map 2E, Lots 006-02 and 007. Case # PB 2021-08. **This item is continued from the March 2, 2021 Planning Board meeting.**

*Applicant was represented by: Jason Lopez, Keach-Nordstrom Associates and Gordon Welch, applicant.*

***The Board voted 6-0-0 by roll call vote to grant waivers to Sections 3.13.e.3.i (regarding minimum illumination) and 3.13.e.3.iii (regarding U-Ratio for the illumination plan) of the Site Plan Regulations on a motion made by Bill Boyd and seconded by Neil Anketell.***

*Public Comment was received via email from: Robert Simonds, SMC Management Corporation. A copy of this email is on file at the Community Development Department.*

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***The Board voted 6-0-0 by roll call vote to grant conditional final approval on a motion made by Bill Boyd and seconded by Nelson Disco.***

4. **Garrett Burbee (applicant) and 385 DW Highway, LLC (owner)** – Review for consideration of a Waiver of Full Site Plan Review to permit a mixed use development consisting of a single-family dwelling and contractor storage yard. The parcel is located at 385 Daniel Webster Highway in the C-1 (General Commercial), Aquifer Conservation and Elderly Housing Overlay Districts. Tax Map 4D-3, Lot 090. Case #PB2021-10.

*Applicant was represented by: Garrett Burbee, 385 DW Highway, LLC (applicant & owner)*

***The Board voted 6-0-0 by roll call vote to continue the application's acceptance and public hearing to June 1, 2021 on a motion made by Bill Boyd and seconded by Paul McLaughlin.***

5. **Merrymac Christmas Tree Farm, LLC (applicant) and Linda Raymond (owner)** - Review for acceptance and consideration of a Site Plan to permit a Christmas Tree Farm and supporting accessory use/infrastructure. The parcels are located at 105 and 107 Turkey Hill Road in the R-1 (Residential, by soils), and Aquifer Conservation Districts. Tax Map 4C, Lots 229 and 229-01. Case #PB2021-11.

*Applicant was represented by: Matt Peterson, Keach-Nordstrom Associates and Derek Gagnon, applicant*

*Public Comment was received via email from: Robert & Debbra Uttero, 5 Acacia Street. A copy of this email is on file at the Community Development Department.*

***The Board voted 6-0-0 by roll call vote to accept the application for review on a motion made by Alastair Millns and seconded by Bill Boyd.***

***The Board voted 6-0-0 by roll call vote to continue the public hearing to May 4, 2021 on a motion made by Bill Boyd and seconded by Neil Anketell.***

6. **John Flatley Company (applicant) & Gilbert Crossing, LLC & John J. Flatley (owners)** – Review for consideration of an amendment to a previously approved Mixed Use Development Conditional Use Permit to permit 96 additional multi-family residential units. The parcels are located at 645, 673, 685, 703 & 707 Daniel Webster Highway and 5 Gilbert Drive in the I-1 (Industrial), Aquifer Conservation and Wellhead Protection Districts. Tax Map 6E, Lots 003-01, 003-03, 003-04, 003-05, 003-06 and 003-07. Case # PB2021-12.

*Robert Best recused himself from this case. Alastair Millns assumed the Chair.*

*Applicant was represented by: Chad Branon, Fieldstone Land Consultants; Kevin Walker, John Flatley Company; Mark Fougere, Fougere Planning & Development; Giles Ham, Vanasse and Associates.*

*Public Comment was received via letter from: Maureen LeBlanc, 17 Kimberly Drive, Unit 23. A copy of this letter is on file at the Community Development Department.*

*Public Comment was received from: Ashley Tenhave, 75 Shelburne Road; Mark DesGrosseilliers, 12 Lantern Lane; Katharine Hodge, 44 Belmont Drive; Kathryn Poirier, 11 Kimberly Drive, Unit 21.*

***The Board voted 4-1-0 by roll call vote to continue the public hearing to April 20, 2021 on a motion made by Nelson Disco and seconded by Neil Anketell. Bill Boyd voted in opposition.***

**7. Discussion/possible action regarding other items of concern**

Discussion only.

**8. Approval of Minutes — March 16, 2021**

***The Board voted 4-0-2 by roll call vote to approve the minutes of March 16, 2021 as amended on a motion made by Alastair Millns and seconded by Bill Boyd. Paul McLaughlin and Neil Anketell abstained.***

**9. Adjourn**

***The Board voted 6-0-0 by roll call vote to adjourn at 11:10 p.m. on a motion made by Paul McLaughlin and seconded by Bill Boyd.***